

A photograph of a red lighthouse situated on a long pier extending into a body of water. The lighthouse is cylindrical with a red body and a red lantern room. The pier is made of concrete and has a black metal walkway with railings. The water is greenish-blue with some whitecaps. A large, semi-transparent white rectangle is overlaid on the left side of the image, containing a large red number '2' and the text 'SECOND CONGRESSIONAL DISTRICT' in red, uppercase letters.

SECOND CONGRESSIONAL DISTRICT

2

MSHDA. Making Michigan a better home.

The Michigan State Housing Development Authority is dedicated to making Michigan a better place to call home. Every partnership we forge, every program we design, everything we do works toward the goal of enhancing Michigan's economic and community vitality through housing and preservation activities.

For those areas of Michigan damaged by economic or social downturns, federal funding is vital. The growth and security of the state's homeowners, local businesses and communities are supported by Low-Income Housing Tax Credits (LIHTC), HOME funds, Tax-Exempt Bonds, and Federal Historic Preservation Tax Credits.

The focus of MSHDA is on:

- Creating affordable housing
- Ending homelessness
- Blight removal
- Stabilizing neighborhoods
- Revitalizing downtown areas

STATE OF MICHIGAN

FEDERAL FUNDING IMPACT (FY 2013-2016)

LOW-INCOME HOUSING TAX CREDIT*

STATEWIDE INVESTMENT:

\$1.1B

DISTRICT:

\$84.7M

The LIHTC program is the most successful affordable housing production program in U.S. history forging public-private partnerships between the Federal government, state allocating agencies and private sector developers. MSHDA uses the 9% and 4% credit to assist in the financing of new construction and the preservation of existing structures.

THE HOME INVESTMENT PARTNERSHIP

STATEWIDE INVESTMENT:

\$73M

DISTRICT:

\$5.3M

The HOME program helps communities build, buy or rehabilitate affordable housing for rent or ownership, often in partnership with local nonprofit groups. This flexible program allows state and local governments to use HOME funds for grants, direct loans, loan guarantees, rental assistance, security deposits or other credit enhancements.

TAX-EXEMPT BONDS

STATEWIDE INVESTMENT:

\$261M

DISTRICT:

\$21.6M

MSHDA utilizes tax-exempt Private Activity Bonds to finance construction/rehabilitation loans for rental developments and federally-assisted rental housing as well as to fund single family mortgage products. These loans are designed to be used with the Low-Income Housing Tax Credit (Note: MSHDA single family products are not reflected in the above totals).

FEDERAL HISTORIC PRESERVATION TAX CREDIT

STATEWIDE INVESTMENT:

\$129M

DISTRICT:

\$2.1M

The Federal Historic Preservation Tax Credit encourages investment in vacant or underused older buildings. Once rehabilitated, these structures end up back on local tax rolls and contributing to the community once again. Since 2003, historic rehabilitations using federal preservation tax credits resulted in nearly \$2.5 billion in direct investment.



FALCON WOODS

HOLLAND CHARTER TOWNSHIP

DEVELOPMENT INFORMATION

TOTAL COST:

\$15.4M

UNITS:

144

JOBS CREATED*:

139

*Source: NAHB April 2015 report, "The Economic Impact of Home Building in a Typical Local Area."

MSHDA INCENTIVES/INVESTMENTS

ANNUAL LIHTC:

\$437,353

LIHTC 10-YEAR VALUE:

\$4.4M

TAX-EXEMPT BONDS:

\$5.6M

HOME FUNDS:

\$1.9M

[All numbers are rounded to the nearest hundred thousand]

"The indirect subsidies through tax credits are vital for providing housing for people of limited means. Without them, we really couldn't provide for these people...no one could, and they would be on the streets."

**Howard Wallick , Co-Owner
Wallick Communities**

Falcon Woods Apartments in Holland provides housing for families with low and moderate incomes. This 144-unit development consists of 18 two-story apartment buildings on a sprawling 19-acre lot. Included are 32 one-bedroom/one-bath, 72 two-bedroom/one-bath and 40 three-bedroom/one-and-a-half bath apartments. Originally built in 1997, Falcon Woods has recently been upgraded to provide residents with new Energy Star appliances, lighting, and heating and cooling. An in-ground swimming pool, playground and laundry room with 12 washers and dryers have also been added. All apartments feature washer and dryer hookups, central HVAC, covered patios and additional tenant storage space, all at no extra cost to the tenants.



ROOSEVELT SCHOOL



2 ROOSEVELT SCHOOL

MUSKEGON (Numbers estimated. Property currently under construction.)

DEVELOPMENT INFORMATION

- TOTAL COST: \$11.7M
- UNITS: 52
- JOBS CREATED*: 105

MSHDA INCENTIVES/INVESTMENTS

- ANNUAL LIHTC: \$1.1M
- LIHTC 10-YEAR VALUE: \$11M

3 THE GATEWAY

FREMONT

DEVELOPMENT INFORMATION

- TOTAL COST: \$12.3M
- UNITS: 38
- JOBS CREATED*: 110

MSHDA INCENTIVES/INVESTMENTS

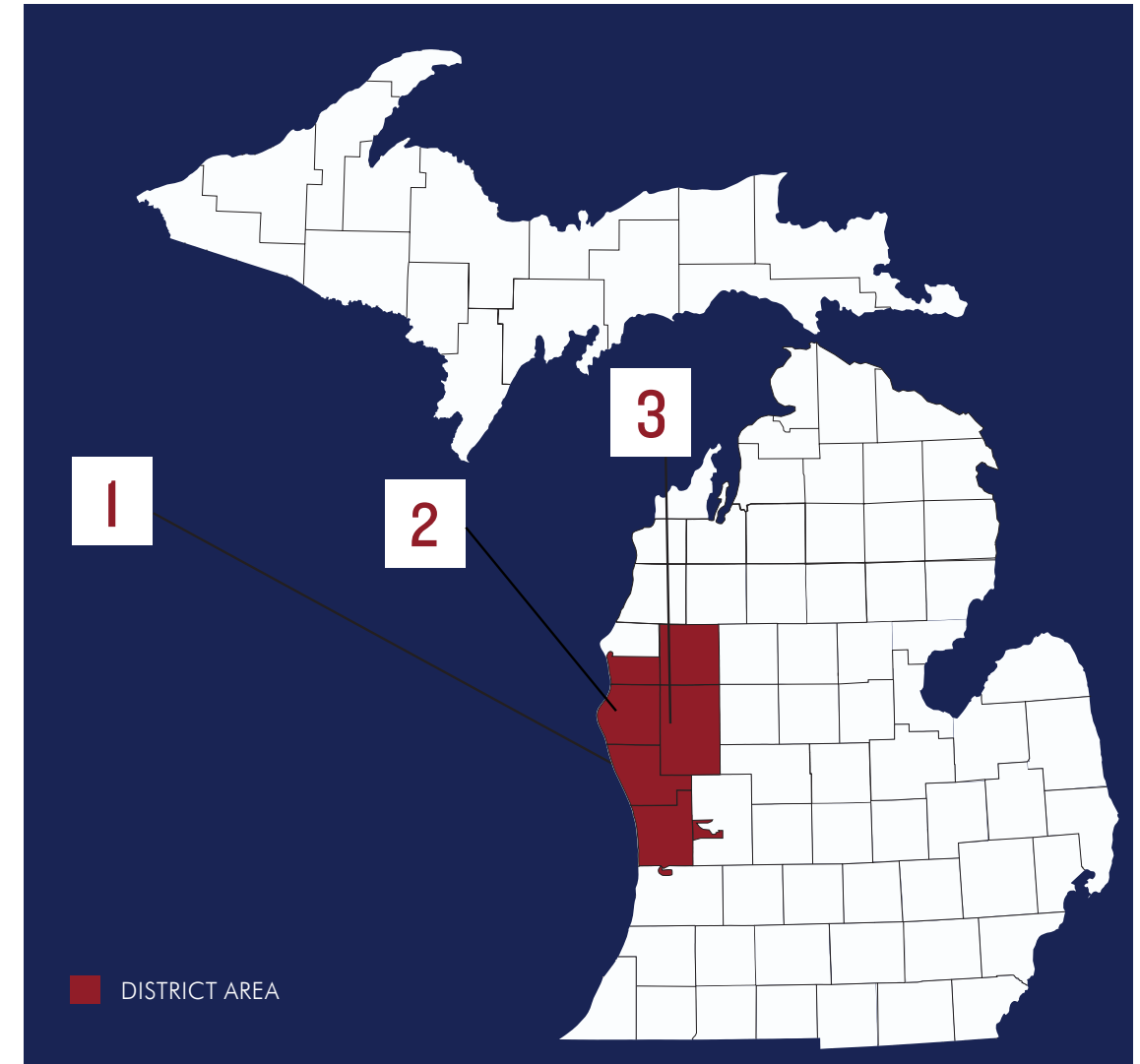
- ANNUAL LIHTC: \$1.1M
- LIHTC 10-YEAR VALUE: \$11.3M
- FEDERAL HISTORIC PRESERVATION TAX CREDITS: \$1.7M

*Source: NAHB April 2015 report, "The Economic Impact of Home Building in a Typical Local Area."

(All numbers are rounded to the hundred thousand)

STATE OF MICHIGAN

2ND CONGRESSIONAL DISTRICT





The Michigan State Housing Development Authority enhances economic and community vitality through housing and historic preservation activities.

MICHIGAN.GOV/MSHDA
1-855-MI-MSHDA

